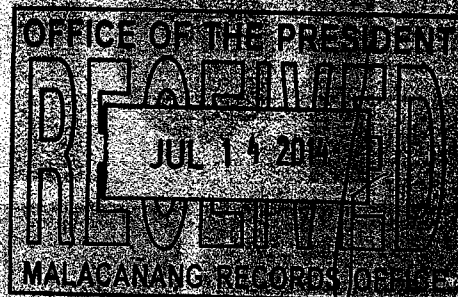




Government's Regulatory Body for Housing and Land Development  
**Housing and Land Use Regulatory Board**



# **ANNUAL REPORT 2013**

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## Message of the Chief Executive Officer

It is my honour and privilege to present the 2013 HLURB Annual Report. 2013 was again another busy year for the agency with the continued focus on fast tracking the provision of technical assistance to Local government units in the preparation and updating of their land use plans. Land use plans are very important tools in helping address the challenges of climate change adaptation and disaster risk reduction.

Insofar as the performance of the other equally important mandates, we have continued to meet the targets that we had set for 2013.

There is still a lot of work to be done and we will continue to deliver our services to our stakeholders with utmost competence and integrity.

God bless us all.



**ANTONIO M. BERNARDO**

## **Agency Profile**

### **Mandate**

As one of the key housing agencies, the Housing and Land Use Regulatory Board (HLURB) shall enhance rational land use and housing and real estate delivery through policy development, planning and regulations.

### **Vision**

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

### **Mission**

To promulgate and enforce policies on land use, real estate development and homeowners associations in order to promote the interests of stakeholders.

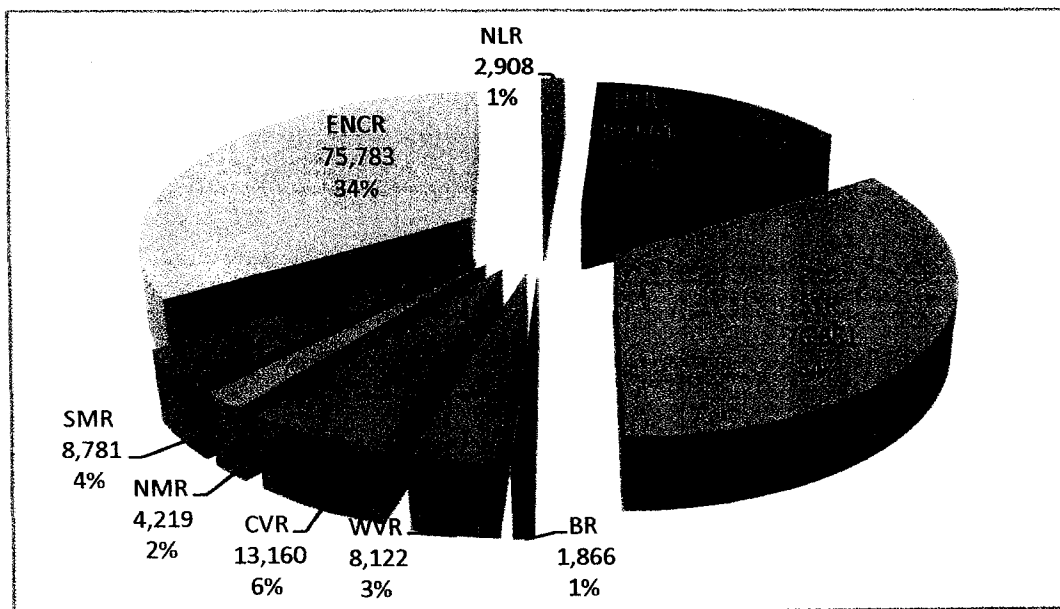
## Agency Accomplishments

### License to sell

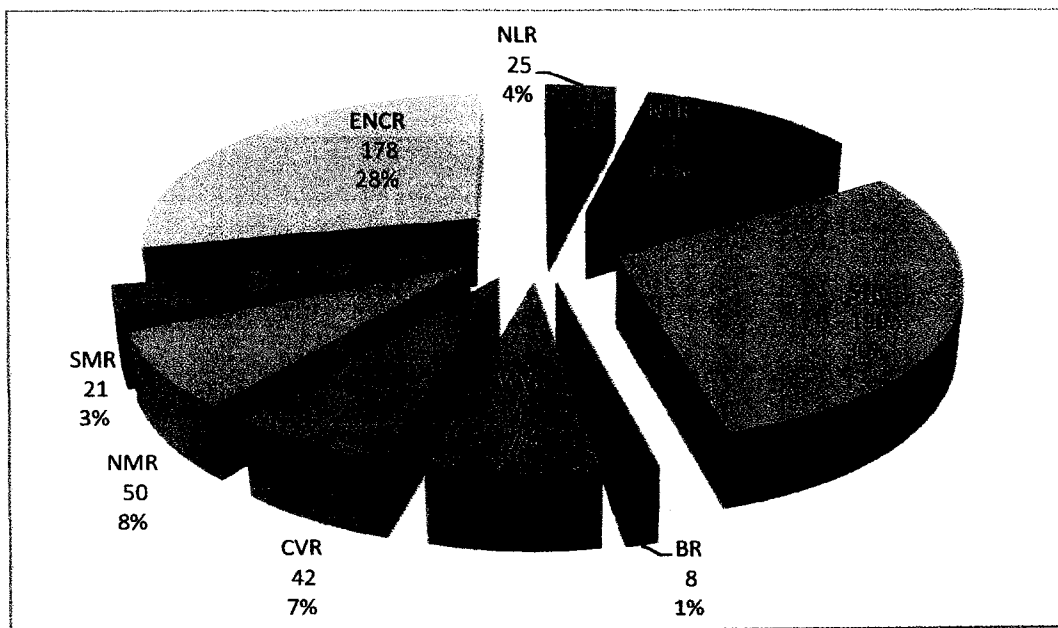
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In 2013, a total of **688** licenses to sell were issued. **637** of the licenses to sell issued were for **residential projects** while **51** of the licenses to sell for **non residential projects**. These figures translate to a total of **355,852 units** broken down to **225,051 residential housing units** and **130,801 non-residential units**

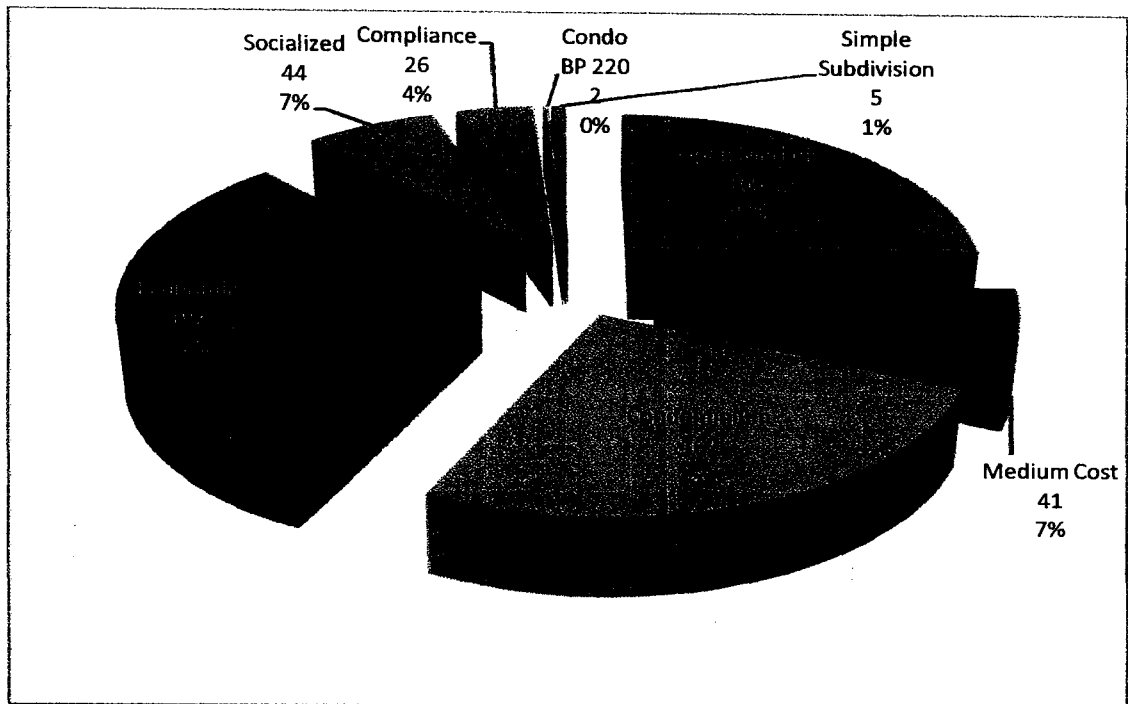
Majority of the **housing units** are located in the Southern Tagalog Region (STR) with **76,651 units**, followed by Expanded National Capital Region (ENCR) with **75,783** and then by Northern Tagalog Region (NTR) with **33,561 units**.



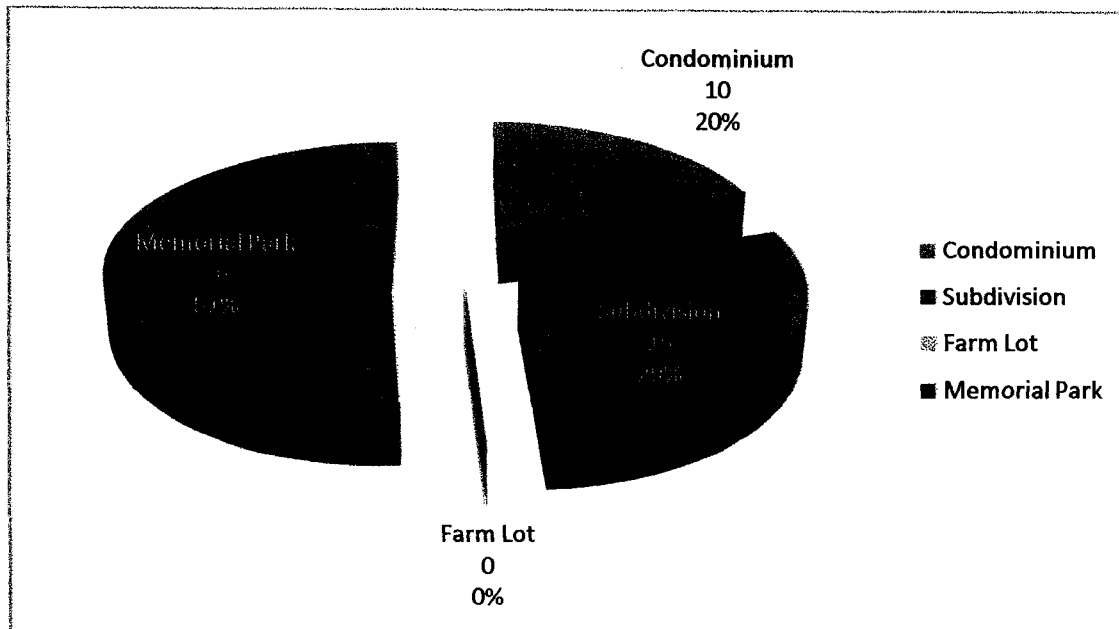
Majority of the licenses issued for **residential projects** Southern Tagalog Region (**STR**) accounting for **30%** (190/637), followed by Expanded National Capital Region (**ENCR**) with **28%** (178/637), and then by Northern Tagalog Region with 12% (79/637).



Majority of the **residential** projects were under the category of **Economic Housing** accounting for **31%** (197/637), followed by **Condominium** accounting for **25%** (162/637), and then followed by **open market** with **25%** (160/637).

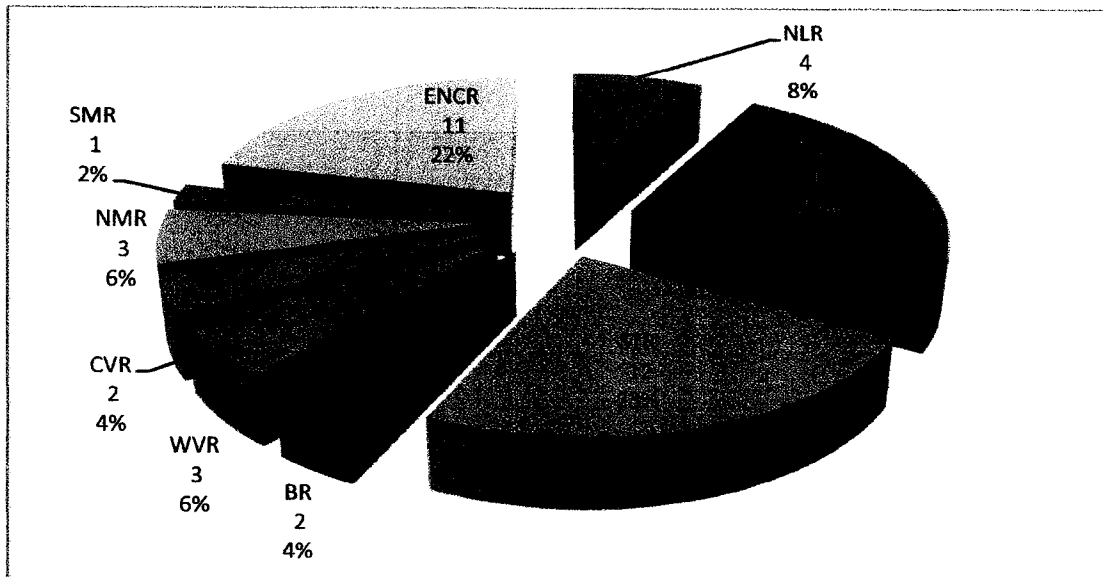


For non residential projects, memorial parks accounted for **51% (26/51)**, and commercial/industrial subdivision projects accounting for **29% (15/51)**.

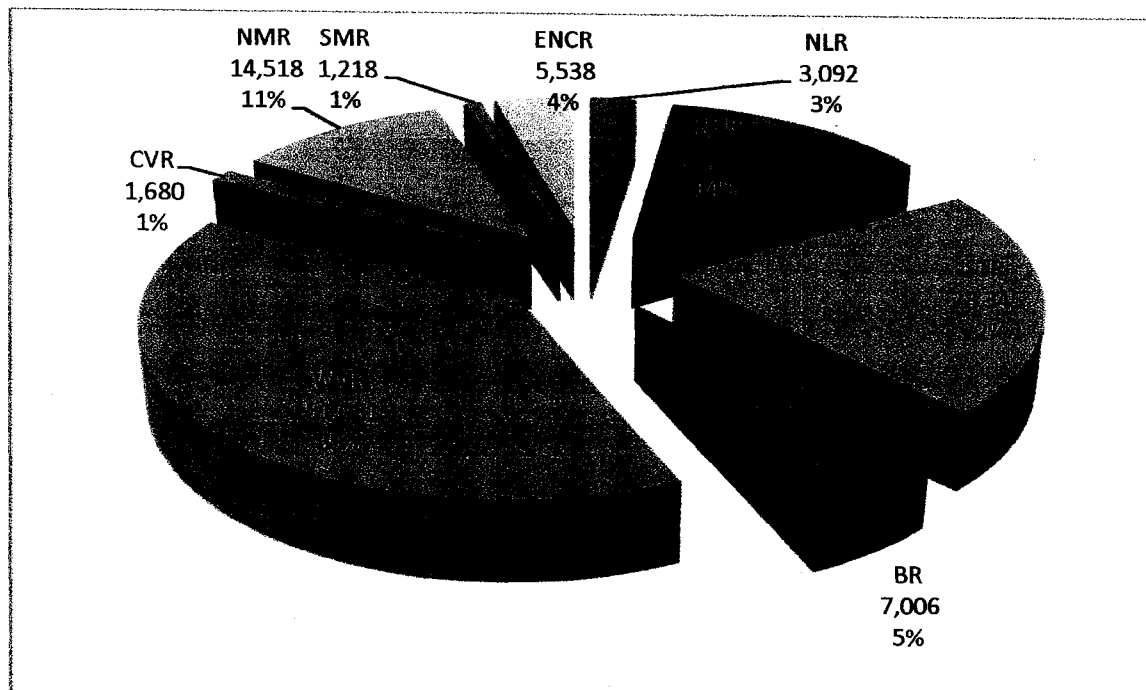




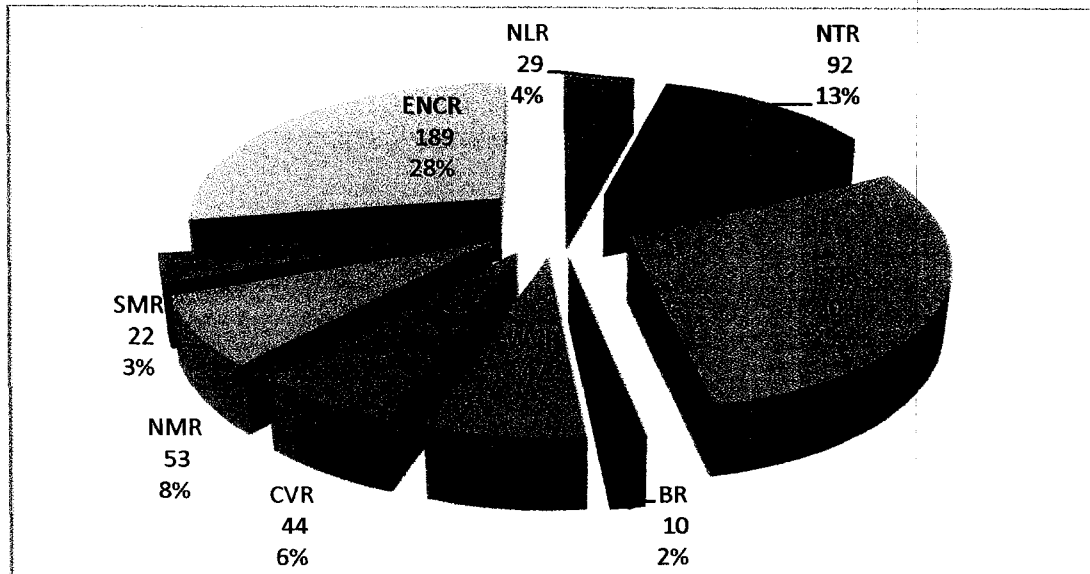
Majority of the **non-residential projects** are located in Northern Tagalog Region (**NTR**) accounting for 25% (13/51), followed by Southern Tagalog (**STR**) accounting for 23% (12/51), and Expanded National Capital Region (**ENCR**) with 22% (11/51).



Most of **non-residential units** are located at Western Visayas Region (**WVR**) which accounted for **39% (51,081/130,801)**, Southern Tagalog Region (**STR**) **22% (28,345/130,801)** and Northern Tagalog Region (**NTR**) **14% (18,323/130,801)**.



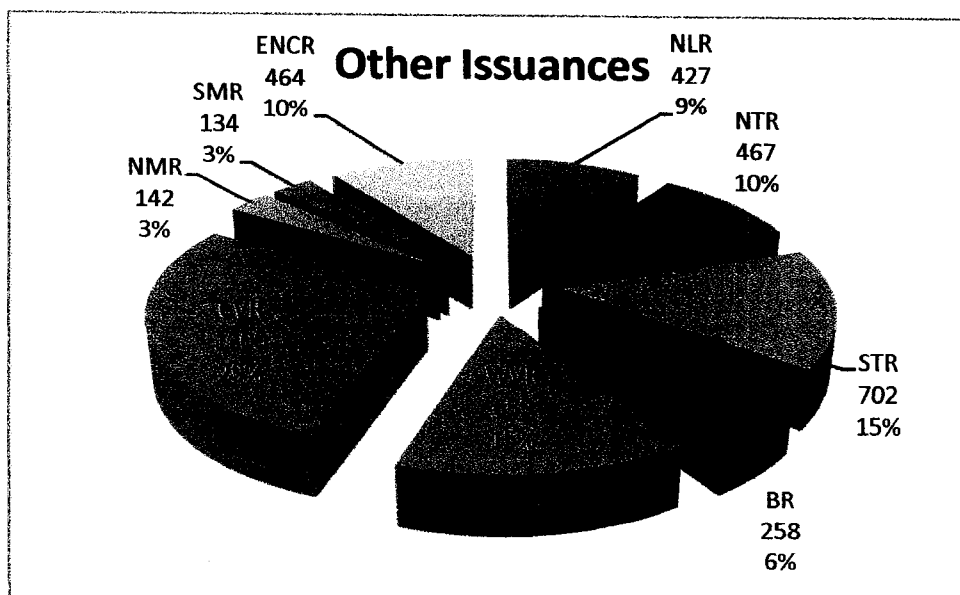
Overall, majority of the projects issued license to sell were located in Southern Tagalog Region (**STR**) which accounted for **29%** (202/688), followed by Expanded National Capital Region (**ENCR**) which generated for **28%** (189/688), and then by Northern Tagalog Region (**NTR**) which accounted for **13%** (92/688).



Compared to 2012, there was 35% decrease in the number of license to sell issued in 2013 (688 vs 927).

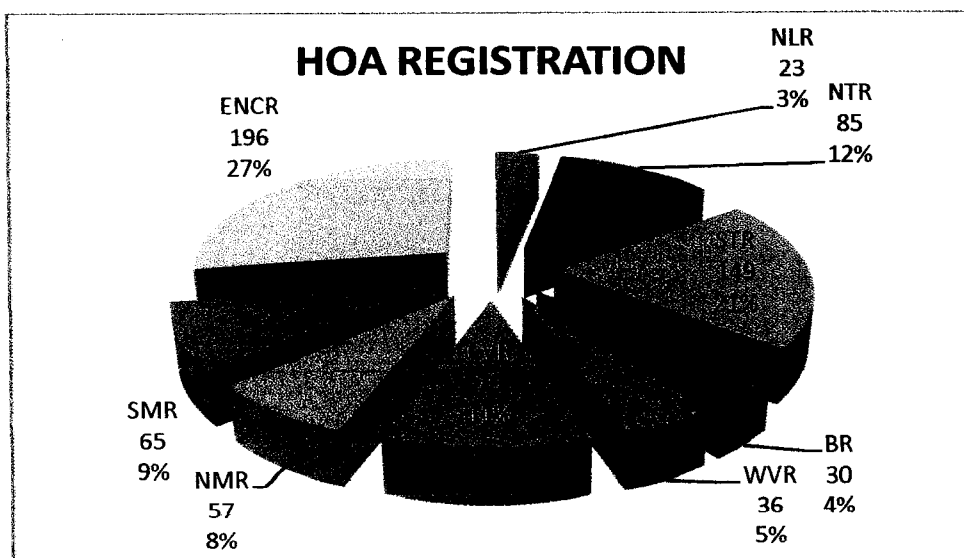
### Other permits/ clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In 2013, a total of **4,553 other permits and clearances** were issued. Majority of these permits were issued in **CVR** which accounted for **29%** (1,300/4,553), **STR** at **15.4%** (702/4,553), and by **WVR** at **14.4%** (659/4,553).



### HOA registration

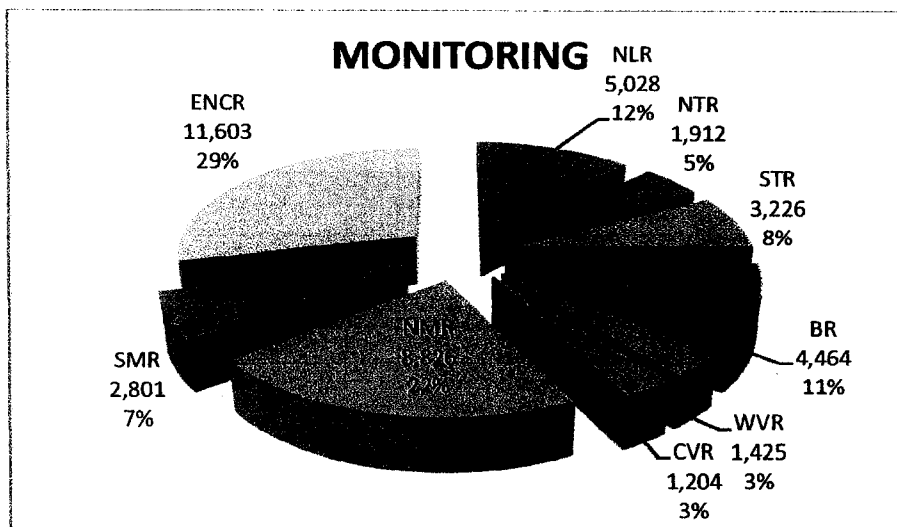
Under Republic Act No. 9904 (RA 9904) , “An Act Providing for a Magna Carta of Homeowners and Homeowners Association and for Other Purposes”, Otherwise known as the “Magna Carta for Homeowners and Homeowners Associations, the HLURB exercises supervision over homeowners associations (HOAs). In 2013, the HLURB approved applications for registration of **720 HOAs**. The bulk of these HOA certificates of registration was issued by **ENCR** which accounted for **27%** (196/720), **STR** got **21%** (149/720), and **NTR** got **12%** (85/720).



Compared to the previous year, there was a 16% increase in HOA registration in 2013 (720 vs. 602).

## Monitoring

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **40,489 field and non field monitoring activities in 2013**. A total of 24,659 projects and a total of 15,830 HOAs were monitored. Majority of the monitoring activities were conducted in **ENCR** which accounted for **29%** (11,603/40,489), **NMR** came in next with **22%** (8,826/40,489), and **NLR** which recorded **12%** (5,028/40,489).



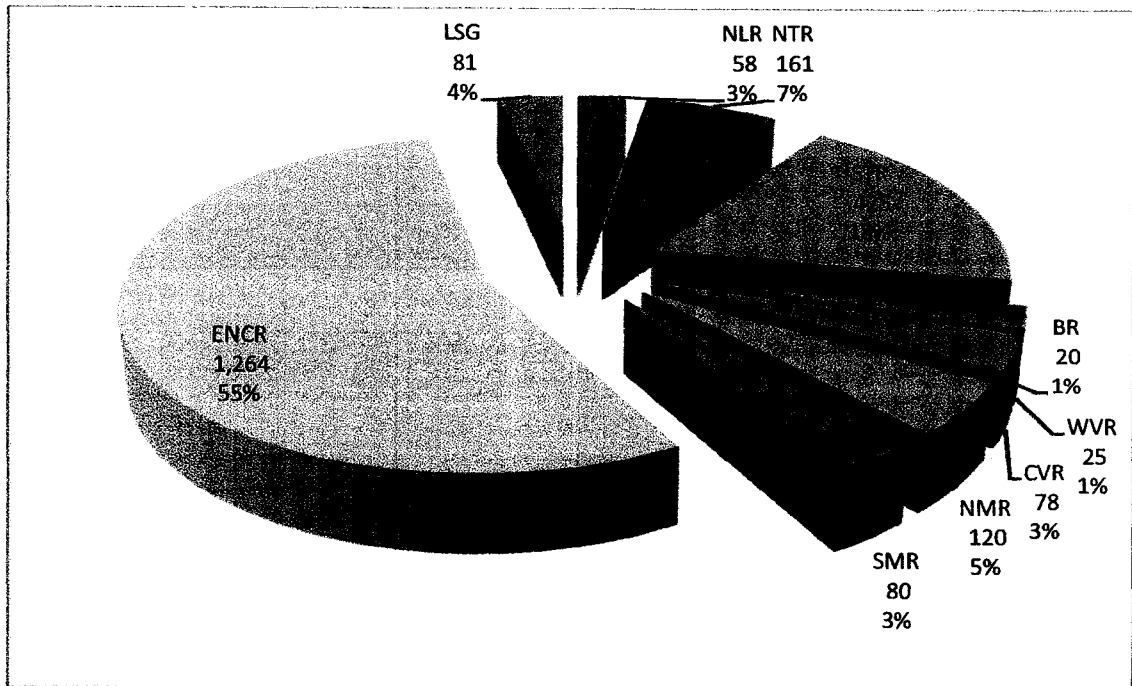
The total number of monitoring activities in 2013 has increased by 9,941 or by 25% compared to the total number of monitoring activities in 2012.

## Adjudication

### *Regional and LSG Cases*

The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies.

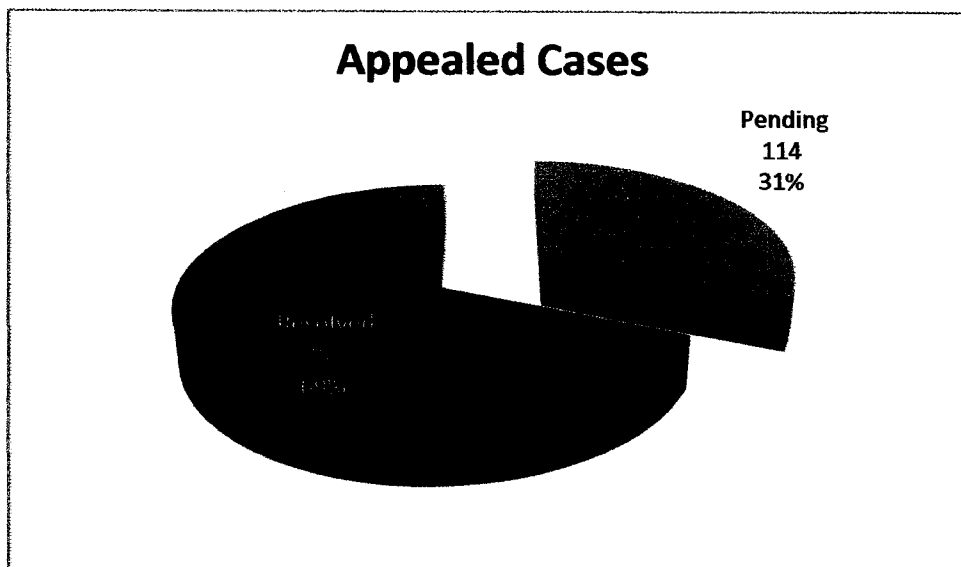
In 2013, a total of **2,312 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **NCR** which accounted for **55%** (1,264/2,312) followed by **STR** with 18% (425/2,312), and then by **NTR** with 7% (161/2,312). By the end of the year, 48% or a total of **1,120 regional and LSG cases** have already been **resolved**.



Compared to the previous year, there was a 23% increase in disposed cases from 860 in 2012 to 1,120 in 2013.

### Appeals

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2013, **366 appeals** were handled by the Board of Commissioners. As the year came to a close, 69% or **252 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG).



Compared to 2012, there was a 29% decrease in the appealed cases resolved in 2013 (252 vs. 353).

### ***Comprehensive Land Use Planning and Zoning Assistance (CLUP/ZO)***

Another major function of the HLURB is to render assistance to local government units (LGUs) in the formulation of their comprehensive land use plans (CLUPs). For 2013, 1266 LGUs were given technical assistance in the formulation of CLUPs; 161 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). 751 CLUPs for approval were monitored. A total of 22,668 participants from Local Government Units (LGUs) and Homeowners Association (HOAs) have benefited from various trainings conducted by the regions on subdivision plan processing, evaluation, monitoring, reviews and approval of CLUPs and zoning administration.

Compared to 2012, there was a 21.73% increase in assisted LGUs in 2013 from 1040 LGU to 1266. This was due to the Zero Backlog Program of the Board.

Out of the total number of 1,635 LGUs, 1,457 LGUs already have approved CLUPs and 178 have no approved CLUPs. Of the total number of LGUs with approved CLUPs, 612 are updated and 845 are for updating.

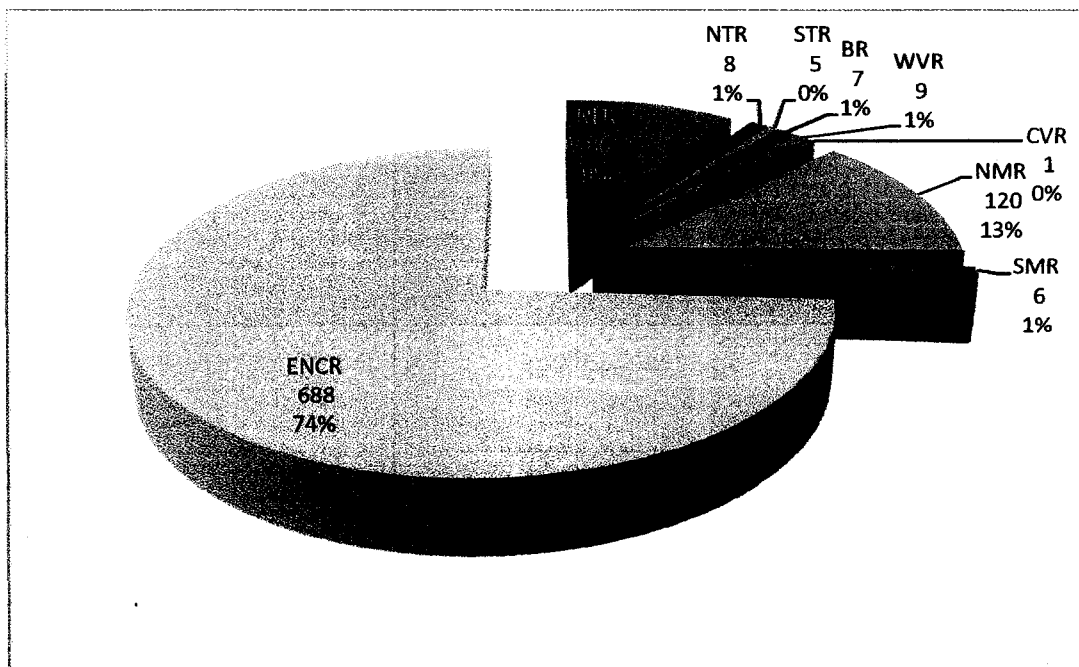
The HLURB also approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and Provincial Physical Framework Plans (PPFPs)

Of the 18 CLUPs reviewed, submitted to the Board for ratification/approval, 3 CLUPs (Angeles City, Makati City, Iloilo City) and PPFP of Ilocos Sur were ratified/approved.

### Registration of Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

In 2013, a total of **930 brokers, salesmen and dealers** were registered. Majority of them were based in **ENCR** which accounted for **74%** (688/930), followed by **NMR** which registered for **13%** (120/930), and **NLR** which accounted for **9%** (86/930).



Compared to the previous year, there was a less than 1% decrease in salesmen's/broker's license issued from 1,021 in 2012 to 930 in 2013.



## **Formulation of policy guidelines**

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups conducted several policy studies and formulated the following policies in 2013, to wit:

1. Board Resolution No. 912 – Revised Schedule of Fees
2. Board Res. No. 911 - Promulgating the Code of Ethics and Ethical Standards for Officers/Board Members of Homeowners Associations
3. Board Res. No. 908 - Enhanced CLUP Guidelines Volume I: Process (Integration of Forest Land Use, Coastal/Marine Spatial Planning, Heritage Planning and Conservation, Biodiversity and Climate Change Adaptation/Disaster Risk Reduction – CCA/DRR)
4. Board Res. Mo. 906 – Setting the Time Frame and Period of Review, Updating and Amendment of Comprehensive Land Use Plans and Zoning Ordinances
5. Board Res. 901 – Approving the Inclusion of Additional Fees in the 2010 Revised Schedule of Fees Pursuant to the Revised Implementing Rules and Regulations to Govern Section 18 of RA 7279 otherwise known as the Urban Development and Housing Act of 1992
6. MC 19 – Guidelines for the Utilization of Unconstructed Housing Components of Socialized Housing Projects
7. Other Policies amended/revised:
  - a. MC 07A - Amendment to MC 06 and 07, Series of 2013
  - b. MC 13 – Deleting the word “Subsidiary” in the title of Section 15 of MC 01, Series of 2013
8. Other Policies which were reviewed/drafted and presented to MANCOM and EXCOM:
  - a. Policy on Simple Subdivision Projects
  - b. Guidelines on the Grant of Incentives for Developers Complying with Section 18 of RA 7279 for the benefit of the Homeless Residents of Communities Affected by Calamities

## **Administration and Finance**

### **A. Manpower Resources**

At the end of CY 2013, the total work force of the Board was 406 or there was a decrease by 3.7% from the previous year's total of 422. Of the 406 employees, 125 or 30.7% were stationed at the Central Office and the remaining 281 or 69.2% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-four (33), followed by the Finance Division with eighteen (18). The Office of Commissioner Linda M. Hornilla had the least number of personnel, with only one (1). Among the Regional Offices, the ENCR had the most number of personnel with fifty-three (53), followed by the STR with forty-five (45) employees.

In terms of workforce status, 392 employees held permanent positions, 10 held temporary positions and 4 held fixed-term positions. 323 employees occupied technical positions while 83 were given administrative items.

Female employees were higher in number with 240 compared with male employees at 166.

### **Scholarship trainings**

Trainings, seminars and workshops were conducted to ensure professional and personal advancement of HLURB employees. For CY 2013, thirty-three (33) employees attended local trainings, two (2) employees attended foreign trainings and one hundred fifty seven(157) employees availed of in-house trainings. Below is the list of trainings/workshops/seminars attended and participated by the employees.

#### **Local Trainings**

1. Training Course on ISO 9001:2008 QMS Requirements and Documentation, Great Eastern Hotel, Quezon City March 20-22, 2013
2. 8<sup>th</sup> Session of the Career Executive Service Leadership and Wellness Camp, April 22 to 26, 2013 at the Batanes Resort in Barrio Chanaria Basco, Batanes, CESB

3. First National Convention of the Philippines, EIS System, Manila Hotel, Cuity of Manila, June 19-21, 2013, DENR –ERMB
4. Leave Administration Course for Effectivenes, July 30-31, 2013, CSC
5. 3<sup>rd</sup> Luzon Convention of Human Resource Management Practitioners, August 13-15, 2013, Vigan, Ilocos Sur
6. 2<sup>nd</sup> Greentech Summit 2013, PICE, September 13-14, 2013 at the Boracay Ecovillage Resort and Convention Center, Boracay Island, Malay, Aklan
7. Seminar on Administrative Justice for Legal Officers of National Government Agencies, October 17 to 18, 2013 in Iloilo City
8. GACPA Seminar, October 17-19, 2013 at the Oriental Hotel, Legazpi City
9. ARUP's 4<sup>th</sup> Congress and PAPA's 50<sup>th</sup> Annual Convention, Building Hope and Resilience: The Role of ASEAN Psychologists, October 23-26, 2013, Miriam College, Quezon City, PAP/ARUPS
10. PIEP Convention, November 8, 2013, SGV Conference Hall, 3F AIM Conference Center Legazpi Village, Makati City

#### **Foreign Training**

1. ASEA Regional Multipliers and Advisors: Integrating Climate Change Adaptation in Development Plans and Investments, Novotel Hotel, Bogor, Indonesia, March 11-20, 2013

#### **In-House Training**

1. HLURB Team Building Activities
2. Lecture Stress Management in the Workplace, May 30, 2013 3<sup>rd</sup> Floor, Legislative Bldg., Quezon City Hall, Quezon City
3. Pag-ibig Service Briefing September 5, 2013

## **B. Financial Resources**

The budget of the Board for CY 2013 was Two hundred seventy eight million nine hundred forty seven thousand six hundred fifty four pesos (P278,947,654,000) broken down as follows:

### **GAA**

General Fund	184,793,436.01
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### **Special Account in the General Fund 151**

MOOE	64,626,000.00
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CO	1,338,800.00
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### **Automatic Appropriation**

RLIP	17,800,000.00
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Motor Vehicle	1,960,000.00
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### **Miscellaneous Personnel Benefits Fund**


Productivity Enhancement Incentive	2,243,500.00
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Performance Based Bonus	3,715,500.00
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Pension Gratuity Fund	2,470,417.99
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**SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE**  
**- 4th Quarter of CY 2013 -**  
 (as of 31 December 2013)

O C E O	3	1	1	-	1	1	1	-	2	1	1		4
BOARD SEC.	1	5	1	5	-	-	-	-	1	4	-	1	6
A R G	6	8	6	8	-	-	-	-	5	7	-	2	14
P P G	4	6	4	6	-	-	-	-	4	5	-	1	10
OFFICE OF RCGC	2	3	1	2	1	-	-	1	1	2	1	1	5
ADMIN. DIV.	16	17	15	17	1	-	-	-	2	11	14	6	33
FINANCE DIV.	6	12	6	12	-	-	-	-	6	7	-	5	18
I C T D	5	1	4	1	1	-	-	-	5	1	-	-	6
OFFICE OF LAP	2	1	1	1	-	-	1	-	2	1	-	-	3
P D G	3	11	3	11	-	-	-	-	3	9	-	2	14
L S G	5	6	5	6	-	-	-	-	5	5	-	1	11
OFFICE OF LMH	-	1	-	-	-	-	-	1	-	1	-	-	1
<b>SUB-TOTAL</b>	<b>53</b>	<b>72</b>	<b>47</b>	<b>69</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>36</b>	<b>54</b>	<b>16</b>	<b>19</b>	<b>125</b>
ENCRFO	18	35	18	34	-	1	-	-	16	28	2	7	53
RFO - NLR	14	21	14	21	-	-	-	-	11	20	3	1	35
RFO - NTR	7	16	7	16	-	-	-	-	6	13	1	3	23
RFO - STR	20	23	18	22	2	1	-	-	13	19	7	4	43
RFO - BR	7	10	7	10	-	-	-	-	7	6	-	4	17
RFO - WVR	9	9	9	9	-	-	-	-	8	6	1	3	18
RFO - CVR	13	19	13	19	-	-	-	-	13	17	-	2	32
RFO - NMR	12	19	12	18	1	-	-	-	10	16	2	3	31
RFO - SMR	13	16	13	16	-	-	-	-	11	13	2	3	29
<b>SUB-TOTAL</b>	<b>113</b>	<b>168</b>	<b>111</b>	<b>165</b>	<b>3</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>95</b>	<b>138</b>	<b>18</b>	<b>30</b>	<b>281</b>
<b>GRAND TOTAL</b>	<b>166</b>	<b>240</b>	<b>158</b>	<b>234</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>131</b>	<b>192</b>	<b>34</b>	<b>49</b>	<b>406</b>

  
**LUALHATI C. FRANCISCO**  
 Chief Administrative Officer





# HOUSING AND LAND USE REGULATORY BOARD

## Consolidated Balance Sheet

As of December 31, 2012

(With Comparative Figures for CY 2011)

In Philippine Peso

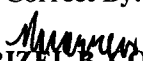
### ASSETS

	2013	2012
<b>Current Assets</b>		
<i>Cash</i>	44,071,825.07	197,410,909.85
<i>Receivables</i>	5,804,155.10	2,296,403.25
<i>Inventories</i>	1,204,082.20	1,921,997.51
<i>Prepayments</i>	1,327,698.35	1,865,974.89
<i>Other Current Assets</i>	270,774.00	354,179.64
<b>Total Current Assets</b>	<b>52,678,534.72</b>	<b>203,849,465.14</b>
 <b>Property, Plant and Equipment, net</b>	 <b>225,570,905.26</b>	 <b>47,106,736.38</b>
 <b>Other Assets</b>	 <b>2,401,309.75</b>	 <b>985,070.37</b>
 <b>TOTAL ASSETS</b>	 <b>280,650,749.73</b>	 <b>251,941,271.89</b>

### LIABILITIES AND EQUITY

<b>Liabilities</b>		
<b>Current Liabilities</b>	<b>50,123,514.23</b>	<b>33,544,379.35</b>
 <b>Equity</b>	 <b>230,527,235.50</b>	 <b>218,396,892.54</b>
 <b>TOTAL LIABILITIES AND EQUITY</b>	 <b>280,650,749.73</b>	 <b>251,941,271.89</b>

Certified Correct By:

  
**MARIZEL B. CORREOS**  
*Chief Accountant*



**HOUSING AND LAND USE REGULATORY BOARD**  
**Consolidated Detailed Statement of Income and Expenses**  
**For the Year Ended December 31, 2013**  
 (With Comparative Figures for CY 2012)  
 In Philippine Peso

	<u>2013</u>	<u>2012</u>
<b>INCOME</b>		
Subsidy Income from the National Government	495,265,998.16	273,025,141.96
Less: Reversion of Unused NCA	33,503,699.33	6,252,323.58
<b>Subsidy Income - Net</b>	<u>461,762,298.83</u>	<u>266,772,818.38</u>
Processing Fees	224,740,536.44	248,078,009.05
Other Service Income	21,851,016.80	6,797,225.83
Fines and Penalties-Service Income	28,600,281.98	23,484,169.05
Interest Income	66,819.00	90,093.03
Miscellaneous Income	82.50	-
Gain on Sale of Disposed Asset	4,000.00	-
<b>Sub-Total Income</b>	<u>275,262,736.72</u>	<u>278,449,496.96</u>
<b>Total</b>	<u>737,025,035.55</u>	<u>545,222,315.34</u>
<b>LESS: EXPENSES</b>		
<b>Personal Services</b>		
Salaries and Wages - Regular	146,387,879.96	139,530,240.18
Personnel Economic Relief Allowance (PERA)	10,407,112.86	9,779,160.13
Representation Allowance	3,380,851.50	2,860,600.00
Transportation Allowance	2,820,833.40	2,357,251.77
Clothing/Uniform Allowance	2,060,000.00	2,061,000.00
Productivity Incentive Allowance	810,000.00	754,000.00
Other Bonuses & Allowances	-	1,262,500.00
Honoraria	89,854.57	156,800.00
Longevity Pay	118,432.96	31,672.42
Cash Gift	2,034,375.00	2,035,253.00
Year End Bonus	12,255,287.21	12,218,608.50
Life and Retirement Insurance Contributions	17,583,375.37	16,781,665.52
Pag-ibig Contributions	492,700.00	491,000.00
PhilHealth Contributions	1,404,925.50	1,464,900.00
ECC Contributions	491,834.78	491,313.78
Retirement Benefits	33,194.73	6,824,533.21
Terminal Leave Benefits	2,437,215.80	4,557,855.36
Other Personnel Benefits	6,758,022.61	4,678,859.04
<b>Total Personal Services</b>	<u>209,565,896.25</u>	<u>208,337,212.91</u>

***Maintenance and Other Operating Expenses***

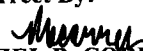
Traveling Expenses - Local	14,748,771.84	24,300,336.45
Traveling Expenses - Foreign	1,500.00	-
Training Expenses	30,288,026.51	13,902,024.92
Office Supplies Expenses	8,395,336.22	26,893,211.99
Accountable Forms Expenses	143,901.14	154,376.99
Drugs and Medicines Expenses	25,612.25	40,600.00
Gasoline,Oil and Lubricants Expenses	7,866,284.63	6,806,246.42
Other Supplies Expenses	163,615.02	203,042.61
Water Expenses	796,265.00	730,446.02
Electricity Expenses	7,130,745.99	6,448,981.14
Postage and Deliveries	7,372,458.75	2,285,203.38
Telephone Expenses - Landline	1,821,088.20	1,769,714.38
Telephone Expenses - Mobile	725,461.19	662,691.71
Internet Expenses	1,281,890.52	868,683.25
Cable,Satellite,Telegraph and Radio Expenses	17,715.00	17,110.00
Membership Dues and Contributions to Organizations	-	3,300.00
Advertising Expenses	324,309.68	281,584.72
Printing and Binding Expenses	1,634,993.72	2,019,116.76
Rent Expenses	9,729,544.20	11,134,615.30
Representation Expenses	579,968.68	602,005.43
Transportation and Delivery Expense	4,043,480.77	9,888,910.58
Subscription Expenses	191,279.80	174,964.70
Legal Services	1,686.00	2,350.00
Auditing Services	368,413.19	123,339.61
General Services	20,756,938.78	1,454,755.11
Janitorial Services	3,171,093.52	1,664,535.63
Security Services	3,837,790.68	3,848,733.37
Other Professional Services	5,084,691.78	20,569,745.40
Repairs and Maintenance - Office Building	5,426,540.25	9,142,796.50
Repairs and Maintenance - Other Structures		37,027.60
Repairs and Maintenance - Office Equipment	963,811.93	7,384,111.13
Repairs and Maintenance - Furniture and Fixtures	381,546.00	466,132.74
Repairs and Maintenance - IT Equipment and Software	230,432.95	299,559.94
Repairs and Maintenance - Communication Equipment		1,800.00



Repairs and Maintenance - Motor Vehicles	6,548,710.70	9,324,206.79
Repairs and Maintenance - Other Property, Plant and Equipment	19,900.00	-
Donations	5,000.00	3,000.00
Extraordinary Expenses	108,000.00	117,221.67
Miscellaneous Expenses	284,000.00	275,643.00
Taxes, Duties and Licenses	873,452.66	100,300.54
Fidelity Bond Premiums	560,425.88	558,144.07
Insurance Expenses	693,404.39	476,339.60
Depreciation-Office Building	209,550.42	-
Depreciation-Leasehold Improvement-Building	81,415.54	91,269.92
Depreciation-Office Equipment	345,491.36	314,283.32
Depreciation-Furniture and Fixtures	566,872.24	482,045.54
Depreciation-IT Equipment	5,596,558.01	6,194,737.58
Depreciation-Library Books	297.00	4,433.24
Depreciation-Communication Equipment	193,369.68	257,856.43
Depreciation-Construction and Heavy Equipment	2,206.33	2,792.31
Depreciation-Firefighting Equipment and Accessories	642.96	883.32
Depreciation-Technical and Scientific Equipment	161,345.70	120,055.46
Depreciation-Other Machinery and Equipment	15,549.59	13,898.60
Depreciation-Motor Vehicles	3,428,515.53	2,235,566.22
Depreciation-Other Property, Plant and Equipment	264,899.22	210,316.38
Other Maintenance and Operating Expenses	317.00	982.50
Loss on Sale of Disposed Asset	-	914,993.83
<b>Total MOOE</b>	<u>157,465,118.40</u>	<u>175,881,024.10</u>
 <b>Total Expenses</b>	 <u><b>367,031,014.65</b></u>	 <u><b>384,218,237.01</b></u>
 <b>NET INCOME OVER EXPENSES</b>	 <b>369,994,020.90</b>	 <b>161,004,078.33</b>
<b>Less: Remittances of Income to the BTr</b>	<u>192,400,000.00</u>	
<b>NET INCOME</b>	<u><b>177,594,020.90</b></u>	<u><b>161,004,078.33</b></u>

(\*Net of Remittances to BTr)

Certified Correct By:

  
**MARIZEL B. CORREOS**  
*Chief Accountant*



**HOUSING AND LAND USE REGULATORY BOARD**  
**Consolidated Statement of Government Equity**  
**As of December 31, 2013**  
(With Comparative Figures for CY 2012)  
In Philippine Peso

	<u>2013</u>	<u>2012</u>
<i>Government Equity, Beginning</i>	218,396,892.54	196,894,416.88
Direct Adjustments		-
Retained Earnings Surplus		
Current Operations	177,594,020.90	161,004,078.33
Prior Year's Adjustments	(165,265,501.71)	(135,548,337.89)
Property, Plant and Equipment	(198,176.23)	(3,953,264.78)
<i>Total</i>	<u>12,130,342.96</u>	<u>21,502,475.66</u>
<i>Government Equity, Ending</i>	<u><u>230,527,235.50</u></u>	<u><u>218,396,892.54</u></u>

Certified Correct By:

  
**MARIZEL B. CORREOS**  
*Chief Accountant*

## Directory of Key Officials and Key Positions

HON. JEJOMAR C. BINAY  
Vice-President of the Philippines and Chairman  
Housing and Urban Development Coordinating Council  
15<sup>th</sup> Floor Banco de Oro Building  
Paseo de Roxas, Makati City

### FULL TIME COMMISSIONER

#### Board of Commissioner

The Board of Commissioners which sets and promulgates HLURB policies and steers its operation, is a nine-man crew with the Chairman, HUDCC at the helm, as Ex-Officio Chairman. Its members are four-full time Commissioners appointed by the President with one designated as the Chief Executive Officer, and four Ex-Officio Commissioners, namely: the Undersecretaries of the Department of Justice, Interior and Local Governments and Public Works and Highways and the Deputy-Director of the National Economic and Development Authority. It serves as a collegiums in the resolution of cases which are appeals from the decision of the HLURB arbiters, Regional Officers, local zoning administrators and local board of appeals. Each full-time Commissioner supervises a functional area at the Central and two to three Regional Field Offices.

**Atty. ANTONIO M. BERNARDO**

Chief Executive Officer and Commissioner  
Housing and Land Use Regulatory Board,  
HLURB Building, Kalayaan Ave., Diliman, Quezon City  
Tel. Nos. 924-33-78/84

*Supervising Commissioner for:*

*Board Secretariat (BS)  
Appeals Review Group (ARG)  
Expanded National Capital Region – ENCR  
(Metro Manila & Rizal)  
Southern Tagalog Region – STR (Regions  
IV-A & IV-B)*

**Atty. RIA CORAZON A. GOLEZ-CABRERA**

Commissioner  
Housing and Land Use Regulatory Board,  
HLURB Building, Kalayaan Ave., Diliman, Quezon City  
Tel. Nos. 924-33-60/ 435-71-49

*Supervising Commissioner for:*

*Administrative Division (AD)  
Finance Division (FD)  
Central Visayas Region – CVR (Region VII  
and VIII)  
Western Visayas Region – WVR (Region  
VI)*

**Atty. LINDA L. MALENAB-HORNILLA**

Commissioner  
Housing and Land Use Regulatory Board,  
HLURB Building, Kalayaan Ave., Diliman, Quezon City  
Tel. Nos. 924-33-64

*Supervising Commissioner for:*

*Policy Development Group (PDG)  
Information and Communications  
Technology Division (ICTD)  
Northern Tagalog Region – NTR (Region  
III)  
Bicol Region – BR (Region V)*

<p><b>Atty. LUIS A. PAREDES</b>  Commissioner  Housing and Land Use Regulatory Board,  HLURB Building, Kalayaan Ave., Diliman, Quezon City  Tel. Nos. 924-33-70</p>	<p><b>Supervising Commissioner for:</b>  Plans and Programs Group (PPG)  Legal Affairs Group (LAG)  Northern Luzon Region – NLR (Region I, II and CAR)  Northern Mindanao Region – NMR (Region IX, X and XIII)  Southern Mindanao Region – SMR (Region XI and XII)</p>
<p><b>EX-OFFICIO COMMISSIONERS</b></p>	
<p><b>Hon. JOSE VICENTE B. SALAZAR</b>  Undersecretary  Department of Justice (DOJ)  DOJ Building, Padre Faura, Manila, 1104  Tel. No. (632) 525-1680</p>	<p><b>Hon. EMMANUEL F. ESGUERRA</b>  Deputy Director-General  National Economic and Development Authority (NEDA)  NEDA Building, Amber Ave., Pasig City, 1600  Tel No. (632) 631-21-96</p>
<p><b>Hon. JAIME A. PACANAN</b>  Undersecretary  Department of Public Works and Highways (DPWH)  DPWH Building, Port Area, Manila, 1002  Tel. No. (632) 499-4114</p>	<p><b>Hon. AUSTERE A. PANADERO</b>  Undersecretary  Department of Interior and Local Government (DILG)  A. Francisco Gold Condominium,  EDSA, cor. Mapagmahal St. Quezon City  Tel. No. (632) 925-0347 or 61</p>

## Central Office Operations

Division	Assigned to	Direct Line	Email
<b>Administrative Division</b>	<b>LUALHATI C. FRANCISCO</b> <i>Chief Administrative Officer</i>	(632) 924-3365	<a href="mailto:hrmd@hlurb.gov.ph">hrmd@hlurb.gov.ph</a>
<b>Appeals Review Group</b>	<b>Atty. Ma. LUISA G. PANGAN</b> <i>Head – ARG</i>	(632) 924-3371	<a href="mailto:arg@hlurb.gov.ph">arg@hlurb.gov.ph</a> , <a href="mailto:mlpangan@hlurb.gov.ph">mlpangan@hlurb.gov.ph</a>
<b>Board Secretariat</b>	<b>Atty. CHARITO M. BUNAGAN-LANSANG</b> <i>Board Secretariat</i>	—	<a href="mailto:bdsec@hlurb.gov.ph">bdsec@hlurb.gov.ph</a> , <a href="mailto:cbiansang@hlurb.gov.ph">cbiansang@hlurb.gov.ph</a>
<b>Finance Division</b>	<b>MARIZEL B. CORREOS</b> <i>Chief Accountant</i>	(632) 924-3474	<a href="mailto:accto@hlurb.gov.ph">accto@hlurb.gov.ph</a>
<b>Information and Communications Technology Division</b>	<b>RUNEL B. TANGCO</b> <i>Officer-in-Charge</i>	(632) 927-2698 / 927-2731	<a href="mailto:ictd@hlurb.gov.ph">ictd@hlurb.gov.ph</a>
<b>Legal Services Group</b>	<b>Atty. CESAR A. MANUEL</b> <i>Head– LSG</i>	(632) 927-3061 / 927-2897	<a href="mailto:lsg@hlurb.gov.ph">lsg@hlurb.gov.ph</a>
<b>Policy Development Group</b>	<b>NORA L. DIAZ</b> <i>Head – PDG</i>	(632) 929-7798	<a href="mailto:pdg@hlurb.gov.ph">pdg@hlurb.gov.ph</a> , <a href="mailto:ndiaz_fosg@hlurb.gov.ph">ndiaz_fosg@hlurb.gov.ph</a>
<b>Plans and Programs Group</b>	<b>Atty. ARTURO M. DUBLADO</b> <i>Head – PPG</i>	(632) 924-3389	<a href="mailto:ppg@hlurb.gov.ph">ppg@hlurb.gov.ph</a>

## Regional Operations

Field Office	Regional Director	Contact #	Email	Web Site
<b>Northern Luzon Region</b> Leonard Wood Road, Botanical Garden, Baguio City	<b>Dir. Teresita V. Galacgac, CESO V</b> <i>Regional Officer</i>	(074) 442-5338	<a href="mailto:nlr@hlurb.gov.ph">nlr@hlurb.gov.ph</a>	<a href="http://nlr.hlurb.gov.ph/">http://nlr.hlurb.gov.ph/</a>
<b>Northern Tagalog Region (</b> 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	<b>Engr. Octavio DG. Canta</b> <i>Acting Regional Officer</i>	(045) 963-7376 (045) 861-2665	<a href="mailto:ntr@hlurb.gov.ph">ntr@hlurb.gov.ph</a>	<a href="http://ntr.hlurb.gov.ph/">http://ntr.hlurb.gov.ph/</a>
<b>National Capital Region</b> 2nd Flr., HLURB Bldg., Kalayaan Ave., cor. Mayaman St., Dillman, Quezon City	<b>Dir. Alfredo Gil M. Tan II, CESO V, EnP</b> <i>Regional Officer</i>	(02) 924-6658 - <i>Permits, Registration and Licensing</i> (02) 924-6658 - <i>Planning</i> (02) 926-1065 - <i>Adjudication</i> (02) 924-6660 - <i>Monitoring</i> (02) 920-3500 - <i>Records</i> (02) 929-8869 - <i>HOA</i>	<a href="mailto:ncr@hlurb.gov.ph">ncr@hlurb.gov.ph</a>	<a href="http://ncr.hlurb.gov.ph/">http://ncr.hlurb.gov.ph/</a>
<b>Southern Tagalog Region</b> Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	<b>Arch. Jose O. Peña</b> <i>Regional Officer</i>	(049) 502-9751 (049) 502-9747	<a href="mailto:str@hlurb.gov.ph">str@hlurb.gov.ph</a>	<a href="http://str.hlurb.gov.ph/">http://str.hlurb.gov.ph/</a>
<b>Bicol Region</b> 3rd Floor, Insular Bldg., Rizal St., Legazpi City	<b>Dir. Jesse A. Obligacion, CESO V</b> <i>Regional Officer</i>	(052) 481-1622	<a href="mailto:br@hlurb.gov.ph">br@hlurb.gov.ph</a>	<a href="http://br.hlurb.gov.ph/">http://br.hlurb.gov.ph/</a>

<b>Western Visayas Region</b> INJAP Bldg., Diversion 2011 Diversion Road, Mandurriao, Iloilo City	<b>Dir. Pilar J. Jamandre</b> <i>Regional Officer</i>	(033) 321-6177 (033) 501-8202	<a href="mailto:wvr@hlurb.gov.ph">wvr@hlurb.gov.ph</a>	<a href="http://wvr.hlurb.gov.ph/">http://wvr.hlurb.gov.ph/</a>
<b>Central Visayas Region</b> Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City	<b>Dir. Alixes Roy T. Lopez</b> <i>Regional Officer</i>	(032) 254-4564 (032) 418-7990	<a href="mailto:cvr@hlurb.gov.ph">cvr@hlurb.gov.ph</a>	<a href="http://cvr.hlurb.gov.ph/">http://cvr.hlurb.gov.ph/</a>
<b>Northern Mindanao Region</b> 3rd Floor, Dupoint Bldg., Velez- akut Street, Cagayan De Oro City	<b>Ms. Charito A. Raagas</b> <i>Regional Officer</i>	(088) 856-5088 (088) 272-1466	<a href="mailto:nmr@hlurb.gov.ph">nmr@hlurb.gov.ph</a>	<a href="http://nmr.hlurb.gov.ph/">http://nmr.hlurb.gov.ph/</a>
<b>Southern Mindanao Region</b> GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City	<b>Dir. Roberto Mauro Miguel T. Palma Gil</b> <i>Regional Officer</i>	(082) 222-2895 (082) 225-3875		